OFFICIAL RECEIPT

5719 THE CLARIDGE, a Condominium
UNIT WARRANTY DEED

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Aug 26 2 20 PM '82
IDENTIF. REFERENCE
H.O. 59797

FROM: A. HARRISON JOHNSON, JR.
TRUSTEE FOR THE CLARIDGE COMPANY

TO: JOHN L. DUNCAN AND WIFE,
PATRICIA C. DUNCAN

BOOK 5929 PAGE 765

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.
Chambers Johnson Wyckoff & Beckner
12th Floor, First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN L. AND PATRICIA C. DUNCAN		117-7-48
(NAME)	(NAME)	
3182 Hillsboro Pike	SAME	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $76,000.

Subscribed and sworn to before me, this the 24th day of August, 1982.

Affiant

My commission expires: 10-20-85 Doris E. Moore
(Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and and other good and valuable considerations, cash in hand paid by JOHN L. DUNCAN AND WIFE, PATRICIA C. DUNCAN, (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, A. HARRISON JOHNSON, JR., Trustee, with full power to bargain, sell, transfer, lease, convey, encumber or otherwise deal with the within land, without consent of any beneficiary, (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantees, JOHN L. DUNCAN AND WIFE, PATRICIA C. DUNCAN, their heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Unit No. 205 as shown on the Plat of THE CLARIDGE of record in Book 5800, page 63, Register's Office for Davidson County, Tennessee, together with Storage Room S-14 and Parking Space A, as shown on said Plat, together with an undivided interest in the common elements of The Claridge Homeowners' Association, all as described in Book 5896, page 607, et seq., said Register's Office.
>
> Being part of the same property conveyed to A. Harrison Johnson, Jr., Trustee of record in Book 5767, pages 483 and 489, said Register's Office.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, covenants, and restrictions set forth in Master Deed for The Claridge Homeowners' Association, of record in Book 5896, page 607, and its attendant By-Laws, in said Register's Office.

Grantor does hereby transfer and sell unto Grantees all fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

This conveyance is given subject to the terms, covenants and conditions of a certain "Condominium Unit Sale Contract" by and between The Claridge Company and Grantees wherein The Claridge Company agreed to sell the Unit and Grantees agreed to purchase the Unit; a copy is available for examination at the office of The Claridge Company at 2700 12th Avenue South, Nashville, Tennessee 37204. Such "Condominium Unit Sale Contract" is incorporated by reference as if fully copied herein.

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

Further, this conveyance is given subject to: BOOK 5929 PAGE 766

1. 1982 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.

3. Deed of Trust executed by A. Harrison Johnson, Jr., Trustee, with full power to mortgage, sell, lease, encumber, restrict and convey without the joinder of any beneficiary, to Alan L. Saturn, Trustee, of record in Book 5767, page 486, Register's Office for Davidson County, Tennessee; and Deed of Trust executed by A. Harrison Johnson, Jr., Trustee, with full power to mortgage, sell, lease, encumber, restrict and convey without the joinder of any beneficiary, to Henry Kantor, Trustee, of record in Book 5767, page 492, said Register's Office. Grantor has furnished positive title over-insurance with respect to these liens, pursuant to the Claridge Condominium Unit Sale Contract.

This is improved property, known as 3182 Hillsboro Pike, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said JOHN L. DUNCAN AND WIFE, PATRICIA C. DUNCAN, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees, that he is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 18th day of August, 1982.

A. HARRISON JOHNSON, JR., TRUSTEE FOR
THE CLARIDGE COMPANY, WITH FULL POWER

By: _____
A. Harrison Johnson, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of August, 1982, before me personally appeared A. HARRISON JOHNSON, JR., to me known to be the person who executed the foregoing instrument in behalf of THE CLARIDGE COMPANY, and who acknowledged that he executed the same as the free act and deed of THE CLARIDGE COMPANY.

Witness my hand and and official seal at office in Nashville, Tennessee, the day and year first above written.

Elaine P. Kimpel
NOTARY PUBLIC

NOTARY PUBLIC · DAVIDSON COUNTY · TENN.

MY COMMISSION EXPIRES: 1-15-83

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5929 PAGE 767

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			76000.00- CO	
			197.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 204.10-	
			5719A08/26/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 5 9 7 9

IDENTIF. REFERENCE

AUG 26 2 20 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 898999